

25709 Rye Canyon Road

Flex Industrial Space Available for Lease
10,131 SF

VALENCIA | CA

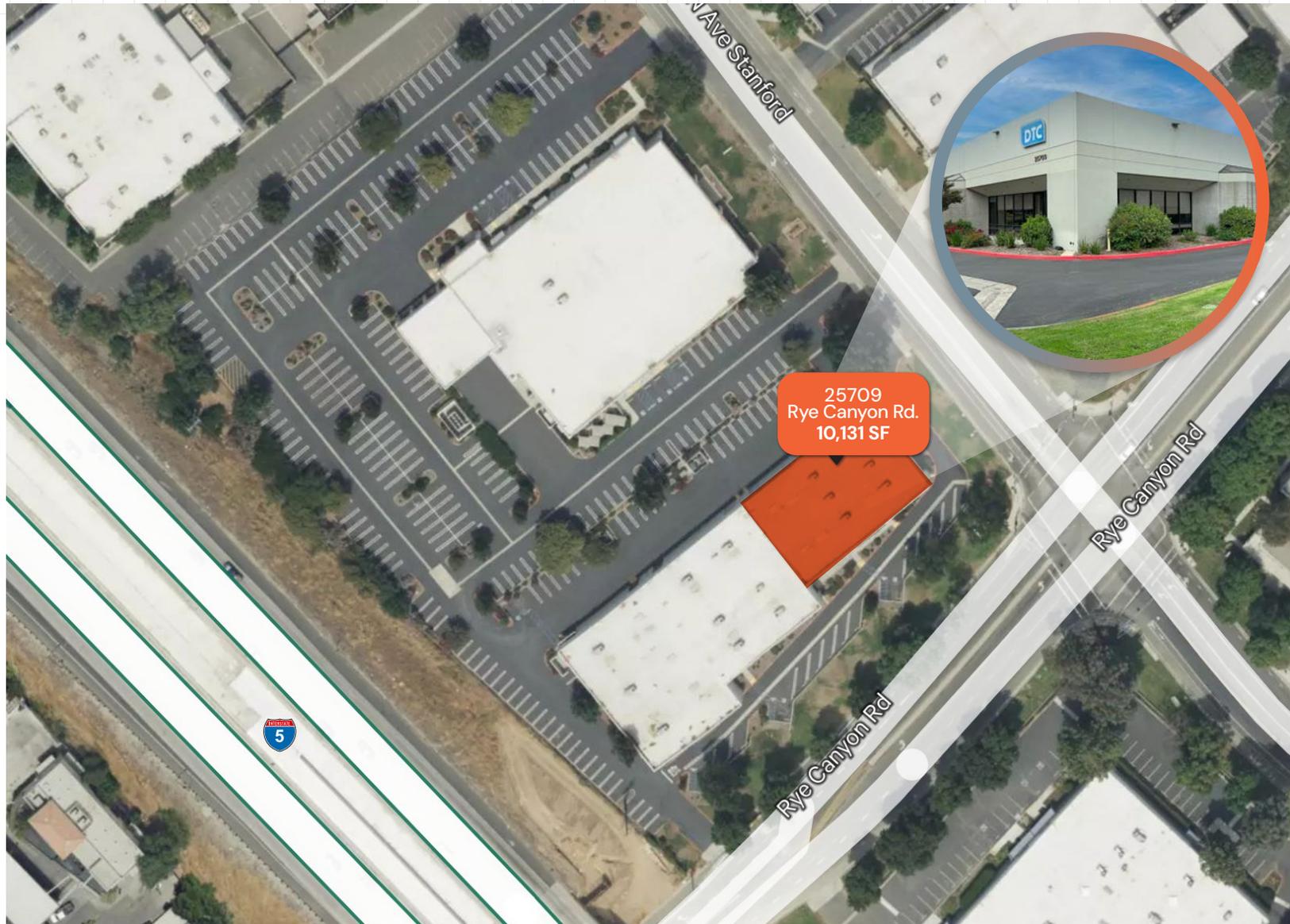


2 MONTHS OF FREE RENT ON A 3-YEAR LEASE

High-Image Flex Industrial Space
in Thriving Valencia

CBRE

Aerial View



Property Highlights



10,131 SF
Flex Industrial
Space Available



Building Top and
Monument Signage
Opportunity



Immediate Access to
Interstate 5 Freeway



One Ground Level
Loading Door



Part of Master Planned
Valencia Industrial Center



Retail Like Visibility



Well Appointed Office
Space and Functional
Warehouse Area



Business Friendly City of
Santa Clarita Location



Prominent Corner
Unit Fronting Highly
Trafficked Intersection



Property Information

25709 RYE CANYON ROAD

Available	10,131 SF
Lease Rate	\$1.10/SF NNN
NNN Charges	±\$0.42/SF/Month
Office SF	±6,585 SF
Warehouse SF	±3,546 SF
Loading	1 Grade Level Door (12'x14')
Parking	30 Spaces
Restrooms	4
Power	400 Amps 120/208V 3P 4W



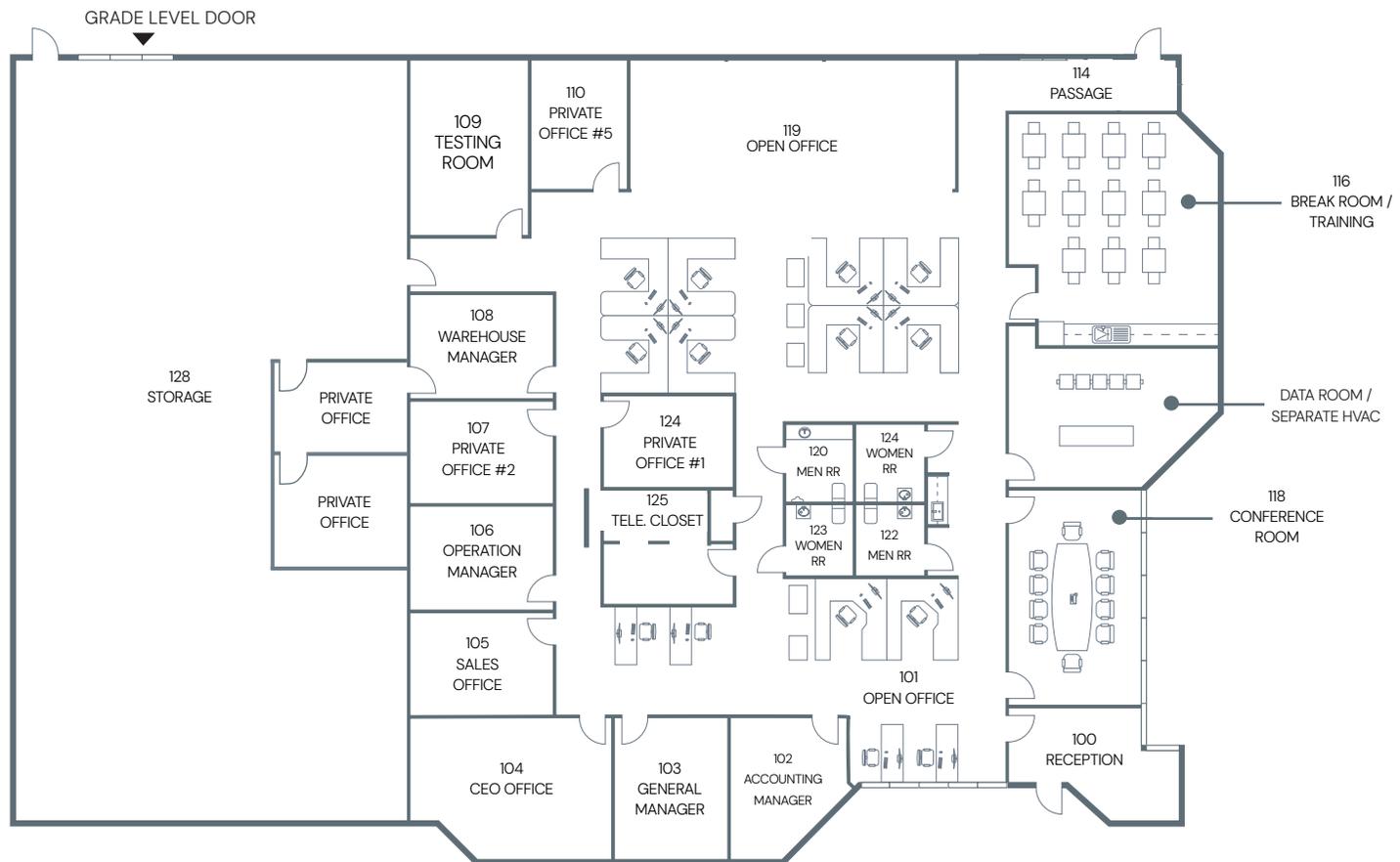
Interior Photos



Existing Floor Plan

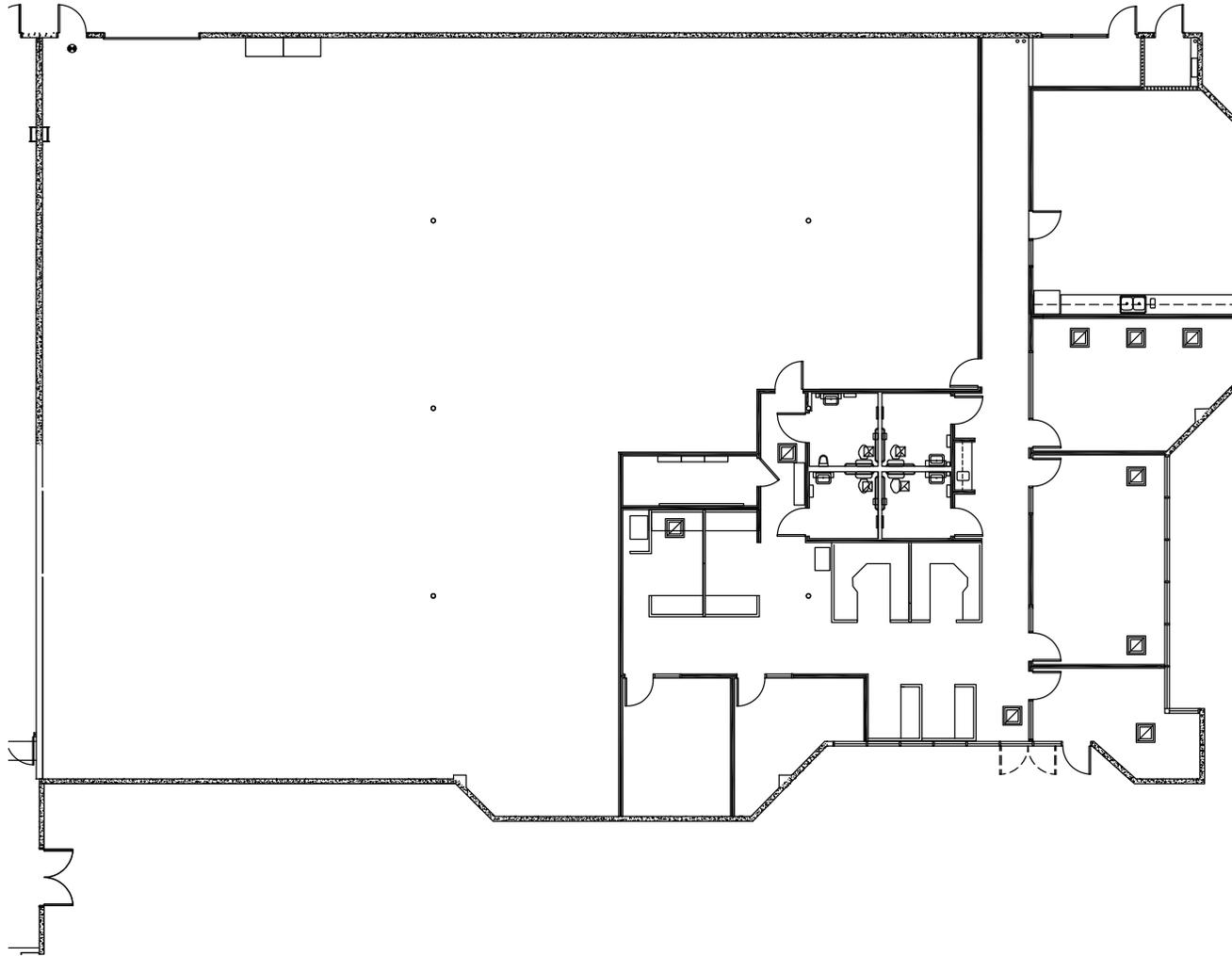
25709 RYE CANYON ROAD

POTENTIAL TO REMOVE A SUBSTANTIAL AMOUNT OF THE OFFICE IMPROVEMENTS / INCREASE THE WAREHOUSE AREA TO SUIT



Conceptual Floor Plan

25709 RYE CANYON ROAD



Amenity Map

MAP © 2023 CARTIFACT
DATA © OSM CONTRIBUTORS

EATERIES

- | | |
|---------------------------|--------------------------------|
| 1 Jack in the Box | 32 Chick-fil-A |
| 2 Original Tommy's | 33 Chipotle |
| 3 Del Taco | 34 Crab N' Spice |
| 4 Jimmy Deans | 35 Salt Creek Grille |
| 5 McDonald's | 36 BJ's Restaurant |
| 6 Teen Titans Tower Pizza | 37 Greater Pacific |
| 7 Wendys | 38 The Cheesecake Factory |
| 8 Red Lobster | 39 Black 'N Blue |
| 9 In-N-Out Burger | 40 Buca di Beppo |
| 10 Denny's | 41 California Pizza Kitchen |
| 11 Sam's Flaming Grill | 42 Marston's Restaurant |
| 12 Crazy Otto's Diner | 43 Sabor Cocina Mexicana |
| 13 Azul Tequila | 44 Eggs 'n' Things |
| 14 Tokyo Sushi | 45 Q&Q Hawaiian bbq |
| 15 Crumbl Cookies | 46 Italia |
| 16 Chop Stop | 47 Pizza Di Marco |
| 17 Masa Ramen | 48 Maria's Italian Deli |
| 18 Red Robin | 49 Leo's Grill |
| 19 Jamba | 50 The Habit Burger Grill |
| 20 Rubio's | 51 Olive Terrace Bar & Grill |
| 21 Olive Garden | 52 Teriyaki Madness |
| 22 Madre Restaurant | 53 Chronic Tacos |
| 23 Ooh La La Panini | 54 Paik's Noodle |
| 24 Cold Stone Creamery | 55 Panda Express |
| 25 Zankou Chicken | 56 Taco Bell |
| 26 85C Bakery Café | 57 Popeyes |
| 27 Jersey Mike's | 58 Las Delicias Sport Taqueria |
| 28 Presto Pasta | 59 Ameci Pizza & Pasta |
| 29 Hook Burger | 60 Wingstop |
| 30 See's Candies | 61 Pizza Hut |
| 31 Mimi's Cafe | 62 Fatburger |

SHOPPING

- | | |
|---------------------------|-------------------------|
| 1 Whole Foods Market | 21 HomeGoods |
| 2 Gap | 22 Nordstrom Rack |
| 3 Claire's | 23 Tillys |
| 4 Finish Line | 24 T-Mobile |
| 5 Forever 21 | 25 Target |
| 6 Express | 26 Apple |
| 7 Bath & Body Works | 27 Chase Bank |
| 8 Lululemon | 28 The Home Depot |
| 9 Sephora | 29 Valley Produce |
| 10 Lovesac | 30 Smart & Final Extra! |
| 11 Vans | 31 Walmart |
| 12 Zumiez | 32 Office Depot |
| 13 Pottery Barn | 33 BevMo! |
| 14 Color Me Mine | 34 Subaru Dealership |
| 15 Men's Wearhouse | 35 Lexus |
| 16 Sprouts Farmers Market | 36 Infiniti |
| 17 Ralphs | 37 Macy's |
| 18 The UPS Store | 38 JCPenney |
| 19 Five Below | 39 H&M |
| 20 Big 5 Sporting Goods | 40 Carter's |

FITNESS

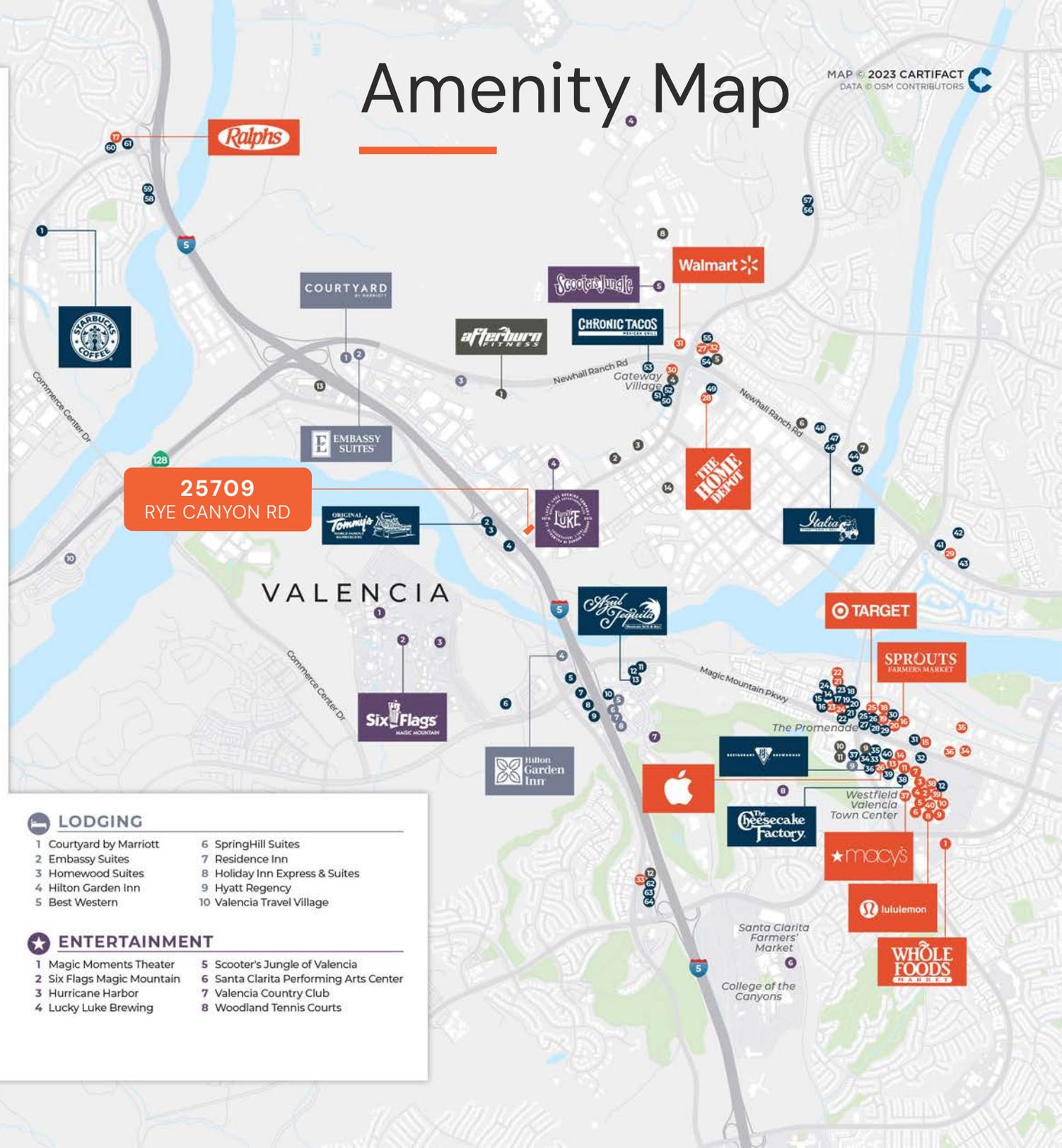
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|-------------------------------|--------------------------------|
| 1 Afterburn Fitness | 8 My Gym |
| 2 CrossFit Rye Canyon | 9 Gold's Gym |
| 3 Santa Clarita Sports Center | 10 Henry Mayo Fitness & Health |
| 4 LA Fitness | 11 Flex 'N Burn |
| 5 9Round | 12 Get Sweat Studio |
| 6 Ekata Training Center | 13 True Barre |
| 7 The Paseo Club | 14 Mind Body & Soul |

LODGING

- | | |
|-------------------------|--------------------------------|
| 1 Courtyard by Marriott | 6 SpringHill Suites |
| 2 Embassy Suites | 7 Residence Inn |
| 3 Homewood Suites | 8 Holiday Inn Express & Suites |
| 4 Hilton Garden Inn | 9 Hyatt Regency |
| 5 Best Western | 10 Valencia Travel Village |

ENTERTAINMENT

- | | |
|----------------------------|--|
| 1 Magic Moments Theater | 5 Scooter's Jungle of Valencia |
| 2 Six Flags Magic Mountain | 6 Santa Clarita Performing Arts Center |
| 3 Hurricane Harbor | 7 Valencia Country Club |
| 4 Lucky Luke Brewing | 8 Woodland Tennis Courts |



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For More Information, Please Contact:

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